



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-2392

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 4/12/2017

**Title:** PLAN AMENDMENT # 17036 (Council District 6): A request by Patrick W. Christensen for approval of a resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "General Urban Tier" on Lot 2, Block 4, NCB 18284, located at 7796 Culebra Road. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017119)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed LU Map, 2. Aerial Map, 3. Draft Resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Plan Amendment 17036  
(Associated Zoning Case Z2017119)

**SUMMARY:**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 21, 2010

**Current Land Use Category:** "Suburban Tier"

**Proposed Land Use Category:** "General Urban Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 12, 2017

**Case Manager:** Nylih Acosta, Planner

**Property Owner:** Carmen L. Leal

**Applicant:** Carmen L. Leal

**Representative:** Patrick W. Christensen

**Location:** 7796 Culebra Road

**Legal Description:** Lot 2, Block 4, NCB 18284

**Total Acreage:** 7.668

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** Pipers Meadow Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Culebra Road

**Existing Character:** Primary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Ingram Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Pipers Creek Street

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:**

VIA route 618 is adjacent to the subject property.

**ISSUE:**

**Plan Adoption Date:** April 21, 2010

**Update History:** None

**LU-1**

Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.

**Comprehensive Land Use Category**

**SUBURBAN TIER: RESIDENTIAL: Low to Medium Density**

**Generally:** Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums **NON-RESIDENTIAL: Neighborhood and**

**Community Commercial Generally:** Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. **LOCATION:** Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be

maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

**Example Zoning Districts:**

NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P RD UD

**Comprehensive Land Use Category**

**General Urban Tier: RESIDENTIAL: Medium to High Density Generally:** Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums) **NON-RESIDENTIAL: Community Commercial Generally:** Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate. **LOCATION:** Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

**Example Zoning Districts:**

R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

**Land Use Overview**

Subject Property

**Future Land Use Classification**

General Urban Tier

**Current Use**

Vacant Lot

North

**Future Land Use Classification**

Suburban Tier and General Urban Tier

**Current Use**

Apartments and Commercial Use

East

**Future Land Use Classification**

Suburban Tier and Mixed Use Center

**Current Use**

Apartments and Commercial Use

South

**Future Land Use Classification**

Suburban Tier

**Current Use**

Apartments and Single-Family Residences

West

**Future Land Use Classification**

Suburban Tier and General Urban Tier

**Current Use**

Apartments, Single-Family Residences and Commercial Use

## **LAND USE ANALYSIS:**

### **Sector Plan Criteria for review:**

- The recommended land use pattern identified in the West/Southwest Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the West/Southwest Sector Plan.

The applicant requests the change in land use classification from Suburban Tier to General Urban Tier to construct apartments at a density of thirty-three (33) units per acre. While the North Sector Plan provides other areas with the requested land use classification, the subject property fronts a primary arterial, Culebra Road, and a Secondary Arterial, Ingram Road, and would serve as an appropriate buffer to the surrounding single-family uses. The General Urban Tier by definition aims to be serve community commercial, medium and high density residential uses. The subject property's location fits the General Urban Tier definition and would be an appropriate fit.

### **The amendment will not adversely impact a portion of, or the entire Planning Area by;**

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland.
- Significantly alter recreational amenities such as open space, parks, and trails.

The proposed change to General Urban Tier is in alignment with the goals and objectives within the West/Southwest Sector Plan, to use high density residential along primary arterials to act as a buffer between commercial uses and single-family residences. The subject property is not within the boundaries of the Lackland Influence Area, and is not anticipated to adversely affect any recreational amenities in the area.

## **ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the West/Southwest Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

## **FISCAL IMPACT:**

None

## **RECOMMENDATION:**

Staff recommends approval. The proposed amendment to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

## **ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017119**

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay  
Proposed Zoning: "MF-33 AHOD" Multi- Family Airport Hazard Overlay District  
Zoning Commission Hearing Date: April 18, 2017

